Agenda Item	5.7
Report No	PLN/093/24

HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 04 December 2024

Report Title: 23/02840/FUL: Fig Power
Land 225M East Of Drumore Cottage, Swordale, Evanton

Report By: Area Planning Manager - North

Purpose/Executive Summary

Description: Development of 49.9Mw battery storage with associated transformers and sub-station

Ward: 06 – Cromarty Firth

Development category: Major Development

Reason referred to Committee: Major Development

All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

Recommendation

Members are asked to agree the recommendation to **GRANT** the application as set out in section 11 of the report.

1. PROPOSED DEVELOPMENT

1.1 The proposal is for the installation and operation of a battery energy storage system (BESS) facility with a capacity of storing up to 49.9 MW battery on approximately 1.6 ha of agricultural ground at Drumore Farm, Swordale, Evanton. The development will provide up to 2-hour periods of support to the national grid at times when demand is high.

1.2 Battery energy storage facilities are recognised as energy infrastructure to support the renewable energy sector. This BESS comprises of:

- two blocks consisting of 42 rows (grouped in sets of 3) with the batteries housed in steel casing each (row) measuring 14.5m x 2.5m with a height of 2.5m on 0.5m of concrete, each set includes corresponding inverters and transformers;
- one steel substation measuring 5m x 5m with a height to ridge of 3.5m, finished in dark green;
- 3m high weldmesh security fencing around the boundary, finished in green;
- upgraded access, parking and turning area; and
- screen planting with stockproof perimeter fencing.

1.3 It is anticipated that the facility would collect energy for storage from renewable sources, such as wind energy or from the electricity network. The batteries discharge to release energy when necessary, such as during peak demands, power outages, or grid balancing. The proposed site sits in a location that allows for viable links to a suitable grid connection into the National Grid. Connections are anticipated to be via underground cabling to the National Grid. This connection does not form part of the current application and would be undertaken under permitted development rights should this be installed by a licenced electricity operator.

1.4 It is anticipated that the construction works will take up to 6 months.

1.5 Pre Application advice was provided. The key issues raised the requirement to demonstrate sensitive siting and design to mitigate landscape and visual impacts given the likely utilitarian appearance of the development within an area characterised by dispersed housing, crofts, farmland and open fields, along with concerns regarding community and residential amenity as well as transport, traffic and road impacts amongst others.

1.6 The applicant served a Proposal of Application Notice (PAN) in December 2022 (22/06047/PAN) following which two public in-person consultation events were held in the VDJ Hall in Evanton, on 26 January 2023 and 23 February 2023 commensurate with The Town and Country Planning (Pre-Application Consolation) (Scotland) Regulations 2021, which came into force from 01 October 2021. The PAC Report submitted with the application notes that the developer has responded to several questions from members of the public regarding both the technology in general as well as the specific scheme, and has adjusted the proposal according to feedback.

1.7 The application is supported by the following information:

- Pre-application Consultation Report incorporating the:
    - Proposal of Application Notice
- Arboricultural Impact Assessment
- Design and Access Statement;
- Construction Traffic Management Plan;
- Drainage Strategy Report;
- Flood Risk Assessment;
- Fire Safety Assessment;
- Heritage Appraisal;
- Landscape and Visual Appraisal;
- Noise Impact Assessment;
- Report on Fire Safety Strategy;
- Statement of Locational Need;
- Supporting Statement;
- Swordale Road Passing Place Review;
- Technical Design Note;
- Transport Statement;
- Transport Technical Note;
- Tree Constraints Report;
- Tree Schedule; and
- Utilities Site Report

1.8 The site layout was amended during the determination of the application in response to consultation responses.

2. SITE DESCRIPTION

2.1 The proposed development site lies approximately 2km to the western outskirts of the settlement of Evanton and approximately 1.2km east of the small village of Swordale. The site occupies undeveloped Class 3.2 agricultural land at Drumore Farm. The BESS facility will occupy the western third of the agricultural field, extending approximately 1.3 hectares. To the north and east of the proposed development site is adjacent agricultural land, whilst to the south the site is adjacent to Swordale Road, linking Evanton to Swordale. To the immediate west, the site adjoins a farmstead, which comprises of a dwelling and an agricultural barn (the owner has a financial interest in the development).

2.2 The south of the site is bound by post-and-wire fencing followed by a low dry-stone wall. The northern boundary is also defined by a taller dry stone wall. The western boundary is defined by mature trees and the existing farm house and barn. To the eastern boundary is undefined as comprises of the existing agricultural land. A large electricity pylon carrying overhead powerlines is adjacent to the south-eastern corner of the site. Ground levels notably rise in a northwest direction.

2.3 Access will be via Drumore Drive, an existing private access that serves the farm and which links with Swordale Road to the south of the site. Swordale Road will be the principal route for all vehicles from the A9 to which it joins approximately 2.65km to the east via Hermitage Street, Chapel Road, and the B817 (Balconie Street) in Evanton. There are no Core Paths in the immediate vicinity however Drumore Drive leads to a track that provides access uphill northwards to Evanton Wood while the

area is one that the public may reasonably enjoy access rights under The Land Reform (Scotland) Act 2003.

2.4 The nearest residential unrelated property is Drumore Cottage 140m to the east. Another 125m east further still is a cluster of three houses - Sorak, Troup, and Struan, with a further property, Lowe Park Farm Cottage located south of the Swordale Road. There are overhead lines within the same field as the proposal site to its south and east (but outwith).

2.5 There are no natural or landscape designations covering the site. The site however is within potential connectivity distance of the Novar, and, Cromarty Firth Special Protection Areas (SPA), which are approximately 550m north and 2,500m southeast respectively. Novar SPA is protected for its capercaillie while the Cromarty Firth SPA is protected for its and osprey, whooper swan, common turn and other aviary interests. Due to topography and separation distances, the proposal will not have influence on the Special Qualities of the Dornoch Firth National Scenic Area nor either the Ben Wyvis, or, the Sutors of Cromarty, Rosemarkie and Fort George Special Landscape Areas. Similarly, the proposal is not anticipated to impact woodland by virtue of the site's separation distance to the Inventoried Ancient and Long Established Woodland, Evanton Wood, to the north uphill. However, there are individual trees at the farmhouse associated with the site's access. There is no mapped flood risks associated with the application site while the River Sgitheach lies almost 400m to the south.

3. PLANNING HISTORY

3.1	22 February 2023	22/06038/SCRE: Installation of battery storage development	EIA NOT REQUIRED
3.2	15 June 2023	22/06047/PAN: Installation of a battery storage development and associated infrastructure	PAN REPORTED TO COMMITTEE

4. PUBLIC PARTICIPATION

4.1 Advertised: Schedule 3 Development (Bad Neighbour) and Unknown Neighbour

Date Advertised: 30 June 2023

Representation deadline: 14 July 2023

4.2 Timeous representations: 0

4.3 Late representations: 13 Objections and 2 Support

4.4 Material considerations raised are summarised as follows:

- Environmental benefits and disbenefits including contributions towards stabilising the national grid and net zero targets as well as land take, use of raw materials and environmental impacts from construction impacts;
- Socio-economic impacts including community benefits and community wealth building;
- Siting and site selection concerns including loss of agricultural ground;

- Landscape and visual impacts including impact of industrial development on the rural agricultural character of the area and the adequacy of screening proposals;
- Impacts on the historic environment;
- Ecological impacts including protected species and biodiversity net gain;
- Residential amenity impacts including from lighting and noise;
- Health and safety;
- Traffic, transport, and roads impacts including on road safety;
- Site drainage including high surface water runoff flows and impacts on the water environment;
- Procedural concerns such as the late submission of a design and access statement.

4.5 Non-material impacts raised include:

- Impacts on property prices;
- Preference for alternative locations;
- Grid connection where this would be subject to a separate application or other regulatory regime(s).

4.5 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam.

5. CONSULTATIONS

5.1 **Kiltearn Community Council (Host)** did not respond to the consultation request.

5.2 **Archaeology (Historic Environment Team)** does not object subject to a condition to secure that all works are undertaken in accordance with an Archaeological Written Scheme of Investigation, to be approved by The Council prior to works commencing on site. Further consideration of the proposal's impact is given in the relevant section of this report.

5.3 **Contaminated Land** do not object to the proposed development as there are no known potential contaminated land issues subject to an informative to remind the developer of potential contamination to any future private water supply from a former sheep wash in the event of any future private water supply being proposed in its vicinity due to chemicals used during its use.

5.4 **Environmental Health** has withdrawn its objection following the submission of further information regarding additional noise mitigation measures in order to meet an adequate noise limit at Drumore Farmhouse. The EHO also requires conditions attached to any consent to limit noise construction and operation noise at noise sensitive properties.

5.5 **Flood Risk Management Team** does not object to the proposal subject to a condition to secure approval of the final design for onsite drainage. Flood and drainage impacts are considered in detail in the appropriate section of this report.

5.6 **Forestry Officer** has withdrawn their objection following the submission of a detailed arboricultural impact assessment along with more detailed landscaping and tree

planting plans subject to a condition to secure their implementation under the supervision of a suitably qualified forestry/arboricultural consultant.

5.7 **Transport Planning** does not object to the application following detailed assessments of submitted supporting documents subject to conditions to secure approval of a finalised Construction Traffic Management Plan prior to development starting on site, restrictions on HGV traffic accessing the site in any given day, details of the site's access arrangements including visibility splays on to the public road. Transport, traffic, and road impacts are considered in detail in the body of the report.

5.8 **Scottish Fire and Rescue Service** did not respond to the consultation response. However, the applicant has confirmed that the proposal conforms with the NFCCC guidance on BESS.

5.9 **SSE Transmission** has withdrawn its objection subject to implementation of the revised site's layout maintaining a 47m separation from the centre line of OHL that cross the same agricultural fields as the proposal site.

6. DEVELOPMENT PLAN POLICY

6.1 The following policies are relevant to the assessment of the application

National Planning Framework 4 (2023) (NPF4)

6.2 NPF4 comprises three parts:

- Part 1 – sets out an overarching spatial strategy for Scotland in the future and includes six spatial principles (just transition / conserving and recycling assets / local living / compact urban growth / rebalanced development / rural revitalisation. Part 1 sets out that there are eighteen national developments to support the spatial strategy and regional spatial priorities, which includes single large scale projects and networks of smaller proposals that are collectively nationally significant.
- Part 2 – sets out policies for the development and use of land that are to be applied in the preparation of local development plans; local place plans; masterplans and briefs; and for determining the range of planning consents. This part of the document should be taken as a whole in that all relevant policies should be applied to each application.
- Part 3 – provides a series of annexes that provide the rationale for the strategies and policies of NPF4. The annexes outline how the document should be used and set out how the Scottish Government will implement the strategies and policies contained in the document.

6.3 The NPF4 policies of most relevance to this proposal include:

1 - Tackling the climate and nature crisis

2 - Climate mitigation and adaptation

3 - Biodiversity

4 - Natural places

5 - Soils

6 - Forestry, Woodland and Trees

7 - Historic assets and places
11 - Energy
20 - Blue and Green Infrastructure
22 - Flood risk and water management
23 - Health and safety
25 - Community Wealth Building

Highland Wide Local Development Plan (2012) (HwLDP)

6.4 28 - Sustainable Design
29 - Design Quality and Place-making
30 - Physical Constraints
36 - Development in the Wider Countryside
51 - Trees and Development
55 - Peat and Soils
56 - Travel
57 - Natural, Built and Cultural Heritage
58 - Protected Species
61 - Landscape
63 - Water Environment
64 - Flood Risk
65 - Waste Water Treatment
66 - Surface Water Drainage
67 - Renewable Energy Developments
69 - Electricity Transmission Infrastructure
72 - Pollution
73 - Air Quality
74 - Green Networks
77 - Public Access

Inner Moray Firth Local Development Plan 2 (2024) (IMFLDP2)

6.5 The application site is not subject to any site-specific policies, however there are several general policies relevant to the assessment of the application:

Policy 1 - Low and Zero Carbon Development
Policy 2 - Nature Protection, Preservation and Enhancement
Policy 5 - Green Networks
Policy 8 - Placemaking
Policy 9 - Delivering Development and Infrastructure

In addition, the Placemaking Priorities of Evanton are also relevant.

Highland Council Supplementary Planning Policy Guidance

6.6 Biodiversity Enhancement Planning Guidance (May 2024)

Construction Environmental Management Process for Large Scale Projects (Aug 2010)

Developer Contributions (Mar 2018)

Flood Risk and Drainage Impact Assessment (Jan 2013)

Highland's Statutorily Protected Species (Mar2013)

Highland Renewable Energy Strategy and Planning Guidelines (May 2006)

Managing Waste in New Developments (Mar 2013)

Physical Constraints (Mar 2013)

Public Art Strategy (Mar 2013)

Sustainable Design Guide (Jan 2013)

Trees, Woodlands and Development (Jan 2013)

7. OTHER MATERIAL POLICY CONSIDERATIONS

7.1 Scottish and UK Government Planning Policy and Guidance

Onshore Wind Policy Statement (Dec 2022)

Scottish Energy Strategy (2017)

Draft Energy Strategy and Just Transition Plan (2023)

2020 Routemap for Renewable Energy (Jun 2011)

Energy Efficient Scotland Route Map (May 2018)

PAN 1/2021 – Planning and Noise (Mar 2011)

PAN 68 – Design Statements (Aug 2003)

Health and Safety Guidance for Grid Scale Electrical Energy Storage Systems' (UK Government, Mar 2024)

Grid Scale Battery Energy Storage System Planning – Guidance for Fire and Rescue Service (2023)

8. PLANNING APPRAISAL

8.1 Sections 25(1) and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended), collectively require that this application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 24(1) requires that all planning applications must now be determined in accordance with the provisions of NPF4 and those of any the relevant, extant Local Development Plan unless material considerations provide justification otherwise. Section 24(3) states that in the event of any incompatibility between a provision of the National Planning Framework and a provision of a local development plan, whichever of them is the later in date is to prevail.

Determining Issues

8.2 The above means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

Planning Considerations

8.3 The key considerations in this case are:

a) Compliance with the Development Plan and other Planning Policy;
b) Energy and Carbon Saving;
c) Socio-Economic Impacts;
d) Siting, Design, Landscape and Visual Impacts;
e) Natural Heritage;
f) Amenity;
g) Health and Safety;
h) Traffic and Transport;
i) Flood Risk and Drainage;
j) Decommissioning and Reinstatement; and,
k) Any Other Material Considerations.

Development Plan / Other Planning Policy

8.4 The Development Plan comprises National Planning Framework 4 (NPF4), the adopted Highland-wide Local Development Plan (HwLDP), the West Highland and Islands Local Development Plan (WHILDP), and all statutorily adopted supplementary guidance.

8.5 At the high level, NPF4 considers that Strategic Renewable Electricity Generation and Transmission Infrastructure will assist in the delivery of the Spatial Strategy and Spatial Priorities for the north of Scotland, and, that Highland can continue to make a strong contribution toward meeting Scotland's ambition for net zero. Alongside these ambitions, the strategy for Highland aims to protect environmental assets as well as to stimulate investment in natural and engineered solutions to address climate change (NPF4 page 26).

8.6 Since its adoption, NPF4 Policies 1, 2, and 3 now apply to all development proposals Scotland-wide, which means that significant weight must be given to the global climate and nature crises when considering all development proposals, as required by NPF4 Policy 1. To that end, development proposals must be sited and designed to minimise lifecycle greenhouse gas emissions as far as is practicably possible in accordance with NPF4 Policy 2, while proposals for major developments must conserve, restore, and enhance biodiversity, including nature networks, so they are in a demonstrably better state than without intervention, as required by NPF4 Policy 3 b).

8.7 NPF4 Policy 4 compliments the above policies by setting out the developer and officer requirements for ensuring that protected species are given adequate consideration prior to an application's determination. NPF4 Policy 5 for Soils seeks to protect carbon-rich soils, restore peatlands, protect prime agricultural land, and minimise disturbance to soils from development. In this instance the application site is on agricultural ground of Class 3.2 land capable of average production, which is not considered prime agricultural land. Notwithstanding this class however, the policy allows for essential infrastructure, which this development falls under, and generation of energy from renewable sources. Although not strictly a generating activity, BESS facilities are considered generating stations for policy and legislation

purposes in Scotland by virtue of them releasing energy to the national grid when required. Moreover, the application still requires to demonstrate that site selection has followed the mitigation hierarchy given that the site is undeveloped. In other words, that the proposal has sought to avoid undisturbed ground in the first instance, and then minimise disturbance where this is unavoidable, and to include adequate mitigation, compensation, and enhancement measures for any disturbance. Similarly, NPF4 Policy 6 for Forestry, woodland and trees provides in principle support for proposals that seek the enhancement and improvement of woodland and the planting of trees.

8.8 NPF4 Policy 20 for Blue and Green Infrastructure supports facilities that design protect and enhance blue and green infrastructure and their networks by making climate mitigation, nature restoration, biodiversity enhancement, and, as complimented by Policy 22 for Flood Risk and water management, flood prevention and water management integral to design. Policy 23 for Health and safety is also relevant to the assessment as it seeks to protect people and places from environmental harm, mitigate risks arising from safety hazards, and encourage, promote, and facilitate development that improves health and wellbeing. Furthermore, NPF4 Policy 25 for Community Wealth Building sets out at Part a) that development proposals should contribute to local or regional community wealth building strategies and be consistent with local economic priorities.

8.9 While the above proposals are salient to the proposal's assessment, the principal policy for assessing energy developments is NPF 11 for Energy. The policy sets out the Development Plan's in-principle support for all forms of renewable, low-carbon, and zero emission technologies, including BESS facilities. Part c) of the policy qualifies this position by stating that energy proposals should only be supported where they maximise net economic impact including local and community socio-economic benefits such as employment, associated business, and supply chain opportunities. The policy goes on to state at part e) that while significant weight will be placed on the contribution of the proposal to renewable energy generation targes and on reduction of greenhouse gas emissions targets, the development's impacts, including cumulative impacts, must be suitably addressed and mitigated against. These considerations are not a policy test and relate to matters of: impacts on communities and individual dwellings in relation to amenity; landscape and visual impacts; public access; aviation and defence interests; telecommunications; traffic; historic environment; ecology and biodiversity (including birds); impacts on trees; and decommissioning and site restoration.

8.10 The principal policy for assessing renewable energy developments within the Local Development Plan is HwLDP Policy 67, which sets out that renewable energy development should be well related to the source of the primary renewable resource needed for its operation. However, for BESS technology, the source is considered to be the national grid rather than wind or watercourses given that the energy is already generated; with the purpose of the BESS being to provide support for a balanced grid. The policy requires an assessment of the proposal's contribution in meeting renewable energy targets as well as its positive and negative effects on the local and national economy, and, its compliance with all other relevant policies of the Development Plan. The policy is supportive of renewable energy developments that are located, sited, and designed such that they will not be significantly detrimental

overall, either individually or cumulatively with other similar developments, having regard to the 11 specified criteria. Such an approach is considered consistent with the concept of HwLDP Policy 28 Sustainable Design along with the concept of achieving the right development in the right place and not to allow development at any cost.

8.11 IMFLDP2 is the Area Local Development Plan covering the application site. The plan was adopted in June 2027 and is the most up to date Local Development Plan within the suite of documents that make up the Development Plan. Area LDPs do not contain any specific land allocations related to the proposed type of development however IMFLDP2 does set out broad support for renewable energy schemes, including their associated infrastructure, that provide wider benefits to the area they're located in. The plan was adopted following a process of examination by a Scottish Government appointed reporter and as such the relevant IMFLDP2 general policies listed in Paragraph 6.4 above are considered to be in broad alignment with the policies already described for NPF4 with no significant conflicts.

8.12 While not directly relevant to the proposal, the Onshore Wind Energy Policy Statement (OWEPS) recognises that balance is required and that no one technology can allow Scotland to reach its net zero targets. As such, the document sets out the Scottish Government's support for the co-locating of BESS facilities with onshore wind to help balance electricity demand and supply and add resilience to the energy system while acknowledging that on-site battery storage not only reduces pressures from the grid, but enables more locally focussed energy provision while reducing costs to consumers.

8.13 In a similar vein, the Draft Energy Strategy and Just Transition Plan acknowledges that BESS can increase flexibility to our electricity system and provide wider benefits for consumers and society. The draft strategy sets out that by September 2021, Scotland had approximately 864MW of installed electricity storage capacity with 2.2GW of battery storage approved through the planning system, but that Scotland requires to increase its storage capacity significantly.

8.14 The draft energy strategy, along with the OWEPS and the policies set out within NPF4 confirm the Scottish Government's to renewable energy and associated enabling transmission infrastructure as being crucial to addressing the climate crisis.

8.15 The Development Plan, which now includes NPF4, must be considered in the round. While there is clear in principle support for renewable energy proposals that contribute to reaching net zero, of which BESS technology is one, this is not unqualified. It needs to be demonstrated that the impact on factors such as community amenity, biodiversity, landscape and visual matters, heritage, and infrastructure, to name but a few, are addressed and/or adequately and appropriately mitigated and as such, several policy considerations will apply. The extent to which the proposal's energy, economic and other benefits outweigh, or otherwise, other policy considerations are assessed in the following sections, which set out that the proposal is generally in conformity with the provisions of the development plan.

Energy and Carbon Saving

8.16 The proposal would be interconnected to the grid's transmission / distribution network and not co-located with an electrical generating station. The development will, however, collect energy from the grid when the supply outstrips demand. Such facilities make a commercial return by buying electricity from the grid when rates are cheaper and selling it back to the grid when rates are more expensive. However, the development will also provide electricity or other grid services when needed. Depending on the mix of electricity at the time of collection, the BESS facility may or may not be storing and then releasing renewable energy. That said, all electricity generation in the region comes from renewable sources and therefore this proposal is considered to 'regenerate' renewable energy.

8.17 The benefit of BESS is that it stores excess energy being generated by renewable generating stations such as wind farms when the grid has reached full capacity, much of which would otherwise be lost. BESS therefore, allows renewable generating stations to operate for longer periods and provides flexibility to the grid to respond to peaks and troughs in energy demand. As a result, the technology is considered to support government policy that seeks to end a reliance on backup electricity generation from fossil fuel reliant generators and allow the full benefits of renewables, which is where the development's intrinsic carbon saving benefits are to be realised.

Socio-Economic Impacts

8.18 Energy storage facilities are an emergent technology and are expected to be a significant component of national energy infrastructure in the coming years and are therefore expected to support jobs and economic development. The Council is in the process of working with public, private, and community partners to develop its priorities through the Highland Outcome Improvement Plan, while the production of a Community Wealth Building Strategy is also currently under way. The ongoing Local Place Plans initiative will likely identify other local opportunities too. The Council's position on Community Benefits has recently been updated with the approval of a new 'Social Values Charter for Renewables Investment' (June 2024). The charter sets out The Council's expectations from developers wishing to invest in renewables related projects in the Highland area and what the Highland partnership will do to support and enable this contribution, namely:

- embed an approach to community wealth building into Highland;
- maximise economic benefits from our natural environment and resources;
- engage and involve relevant stakeholders to understand how we can continually improve our impact; and,
- unlock economic opportunities for the area.

8.19 The application includes a statement on Community Wealth Building and Resilience. The statement is expected to include how the developer would seek, in line with The Council's position, to: 1) maximise local economic impact and employment; 2) prioritise local employment and supply chain opportunities along with promoting environmental stewardship; 3) support the community through flexible contributions

to a community and a strategic funds; 4) provide grid resilience and environmental benefits; and 5) provide training and skill development. The document makes these commitments to align with the Council's Social Values Charter by contributing to the emerging Community Wealth Building Strategy by ensuring that local economic opportunities are enhanced and aiming for in long-lasting socio-economic benefits for the local community.

8.20 It is anticipated that the project will have an overall capital cost of circa £23m. In terms of 'Local Employment Creation' the project estimates that it will create several local job opportunities during construction and operation, including:

- Direct Jobs: 23 full-time equivalent job years, mainly in construction and site supervision;
- Indirect Jobs: 40 full-time equivalent job years, including those in the supply chain.
- Related Jobs: 65 full-time equivalent job years, created through spending by employees in the local economy.

This supports Policy 11 of the National Planning Framework 4 (NPF4), which aims to maximise socio-economic benefits, ensuring that wealth generated stays within the local community.

8.21 In line with 'Prioritising Local Supply Chains and Environmental Stewardship' (Policy 25, NPF4) the applicant is committed to engaging with and prioritising local contractors and suppliers where commercially viable. Key sectoral spends are include but are not restricted to:

- Construction: Making Full use of all local and regional construction sectors;
- Procurement: Engaging with local suppliers for maintenance, ecology and tree management, and all other day to day services; and
- Exploring the potential of a meet the buyer's event in the area to stimulate interest and share information as widely as is possible as early as possible.

As expected, the project will ensure it meets all planning conditions related to forestry and biodiversity, this helping contribute to the Council's corporate environmental policy and stewardship aims and objectives.

8.22 The applicant is committed to 'Training and Skills Development' through engagement with the community planning partnership and schools to allow all students to see and visit the project site and witness the curriculum come alive. The applicant is also committed to ensuring as much as possible all supply chain partners have in place training and development plans and opportunities for all and where possible bring on new apprenticeships in support of this project. The applicant has also stated they would like to explore the potential of a council officer and or intern "shadowing" their local team and site development as part of their personal development and career plan as we are all only too aware of the shortage of skills in the energy sector.

8.23 The applicant advised that the development, once commissioned, would improve the robustness and resilience of the local grid network, which underpins the local economy, by reducing the likelihood of power outages and providing back up power during outages.

8.24 Furthermore, the applicant has, advised that they have been engaging with the Council's Community Benefits Manager regarding contributions to community-led initiatives through some combination of direct financial support and providing resources and services to community initiatives. While nothing is agreed at this stage, it is expected that the developer will work with the Council and partners to maximise such contributions along with its commitment to providing opportunities for wealth building. It is vital that the applicant delivers on its commitments in as fair and transparent a manner as can be secured at this stage. As a pre-condition of any consent given then, and, at the very least, these commitments should be secured by condition, or other means such as a Minute of Agreement with The Highland Council. In that way, more weight may be given in the planning balance to the development's contribution to improving community resilience and increasing spending within communities in compliance with NPF4 Policies 11 and 25 as they relate to maximising socio-economic benefits and building community wealth.

Siting, Design, Landscape and Visual Impact

8.25 The site has been selected for its proximity to a viable connection to the national grid to which the facility would be connected by buried cable. The underground cabling route would be determined after detailed cable survey being undertaken, with the underground cable connection benefiting from permitted development rights if undertaken by as statutory or licensed undertaker. Being close to the connection point improves efficiency while minimising connection costs, effects and materials required.

8.26 The site is located wholly within the Farmed and Forested Slopes - Ross & Cromarty Landscape Character Type (LCT) as mapped by NatureScot (LCT 345), however the boundary with LCT341 – Forest Edge Farming is two fields over to the west of the site but screened by the mature trees to the western boundary. As noted above the development is outwith any natural or landscape designation.

8.27 The applicant's submission has considered visual impacts on residents, road users (travellers), and recreational users (visitors). Based on the Zone of Theoretical Visibility (ZTV) as noted above the main areas with theoretical visibility are:

- Swordale and the section of Swordale Road that connects Swordale and Evanton;
- The wester-most extents of Evanton;
- Open sections of farmland immediately surrounding the proposed development site and in the south of the study area;
- The section of Core Path (RC16.01) that links Swordale and Swordale Hill; and
- Part of Drummond Farm and the section of the National Cycle Network (Route 1) which is nearby.

The proposed development will be viewed in context with the existing electricity pylons and agricultural structures near the site boundary.

8.28 Visibility is contained within the immediate locality as the site benefits by being screened from the public road when travelling west to east and is only visible when travelling east to west for a short period (approximately 215 metres). Over time this

will reduce when the proposed planting is established. Furthermore it is unlikely to be visible from the close by residential properties with the closest to the east screened via high hedges. Further to this the house is sited that the principal elevation faces south east away from the development. The proposed development is however of an expectedly utilitarian design. The height of containers, power converters and transformers, and security fence will be minimal at around 3 meters. The substation is the tallest element of the development with a height of around 3.5 metres. The substation building and steel battery container units would prefabricated and finishes can be agreed with the applicant prior to installation. All of the site tracks and hardstanding are proposed as permeable aggregate. The finalised colour, finish and materials proposed can be secured by condition.

8.29 Landscape and visual impacts are not significant, being limited to the immediate surrounds of the proposal site given the topography and screening afforded in this area. Additional (4000m^2) native tree planting is proposed around the boundaries to provide further screening and enhance biodiversity the woodland, which will further reduce any adverse visual impact. The south eastern corner will consist of a mixture of Rowan, Hazel and Wild cherry to ensure the planting does not impact the overhead power lines. Further biodiversity enhancements include the planting of heathers and blaeberry to provide ground vegetation. Initially the development will appear very stark to short distance views however it is considered that the additional planting will not only provide biodiversity enhancements it will create a landscape allowing the development to be sympathetically integrated within its environment over time.

8.30 The assessment is heavily reliant on the screening afforded by the creation of a shelterbelt. The site will be managed over time with visibility reducing each year and blending in with the existing forestry backdrop. The planting that will provide screening for the longer term, which will be secured by condition. With that secured, the landscape and visual impacts are considered well within acceptable limits with the proposal not being visible from the vast majority of receptors.

Natural Heritage

8.31 The information does not include ecological assessments of the development's likely impacts on designated sites, habitats, protected species, and birds. The development is not situated within any sites designated for ecological interests. Nor is it expected that there would be protected species within the site due to its existing nature and that there will be no loss of trees. However, informatives will be included advising the developer of their responsibilities. While the site is within potential connectivity distance of the Novar, and, Cromarty Firth Special Protection Areas (SPA), it is not considered likely to impact the qualifying capercaillie (Novar SPA) or osprey, whooper swan, common turn and other aviary interests (Cromarty Firth SPA), which is agreed.

Habitats

8.32 It is not considered that the proposed development will result in the loss of habitats. Additionally, the Biodiversity Gains have been agreed and will be secured through a

planning condition. The proposed enhancements appear to be consistent with NPF4 Policy 3 b) as supported by The Council's recently adopted Biodiversity Enhancement Planning Guidance (May 2024), which require proposals for major developments to demonstrate that the development will conserve, restore, and enhance biodiversity, including nature networks, so they are in a demonstrably better state than without intervention and are acceptable.

Amenity

8.33 There is likely to be some disruption during the anticipated 6 month construction period, with construction materials being delivered to the site and constructed. It is expected that the excavated material will be reused.

8.34 Developers and contractors must comply with reasonable operational practices with regard to construction noise so as not to cause nuisance in any case, as required by Section 60 of the Control of Pollution Act 1974, which is regulated by Environmental Health. Working hours on the construction site would usually be restricted to be 07.00 – 19.00 Monday to Friday, 08.00 – 13.00 on Saturday with no Sunday of Bank Holiday working. Construction activities that do not generate impacts beyond the site boundary are permissible outwith these hours.

8.35 The BESS facility employs inverters, switchgear, transformers and batteries, with the battery storage containers also fitted with air cooling units at low level on the sides of each container. As such, the operation of the facility will create a degree of noise with potential to impact residential amenity. It is understood that the predicted level at worst case scenario of 100% cooling load which is unlikely to be the case in this location. The closest residential property, Drumore Farmhouse that is financially involved in the development. As such the Applicant has requested a relaxation of noise limits at this property in line with the principles found in wind farm guidance.

8.36 Environmental Health are satisfied that there are additional mitigation measures to reduce noise such as the 2.4m barrier around the perimeter and acoustic enclosures around the converters. As such Environmental Health had no objection to this approach, given the property is financially involved. It is understood that part of the agreement between parties is that a clause is included in terms of the noise should the property change ownership. Environmental Health have recommended that a condition is attached to secure predicted noise levels and an informative in relation to the powers Environmental Health have to deal with noise under the Statutory Nuisance provisions of the Environmental Protection Act 1990.

Health and Safety

8.37 The submission includes a project-specific Fire Safety Assessment. The document describes the roles and responsibilities for implementing a fire safety plan along with the specific design specifications of the BESS facility along with procedures to minimise the risk of fire, fire containment and firefighting. The batteries being proposed contain Lithium iron phosphate (LFP) cells. They do not contain any nickel or cobalt both of which have allegedly caused challenges in the past regarding adverse human and environment impacts. As concerns have been raised the Applicant is confident that these adverse impacts were due to the type of batteries.

8.38 The batteries proposed for this development are noted to be safer than other lithium-based batteries during the charging and discharging stages. They are safer due to the addition of the iron ion which makes it difficult for a redox reaction to occur with the electrolyte. Furthermore, Tesla and Ford are transitioning the chemical composition of all production to LFP batteries instead of the previously used nickel manganese cobalt oxide (NMC) batteries. Each battery will be supplied with a complete full Factory Acceptance Test with all necessary independent certifications, and under the professional supervision of engineers. The batteries will be installed, commissioned, and operated to globally accepted technical and safety standards.

8.39 The site has been designed with safety in mind, including:

- two separate access points to the site with the roads laid to hard standing;
- a minimum of 6 metres between each BESS unit with an access between them (to prevent any fire spreading);
- minimum of 25 metres from occupied buildings (prior to mitigation e.g., blast wall);
- areas within 10 metres of BESS units will be clear of combustible vegetation;
- any other vegetation on site will be included as part of the site operation plan to be kept in a condition not increase fire risk on site;
- hydrant supplies for boundary cooling purposes will be located close to BESS containers and should be capable of delivering no less than 1,900 litres per minute for 2 hours;
- the static water storage tanks designed to be used for firefighting will be located at least 10 metres away from BESS containers, exact and final location will be determined as part of the site's risk assessment plan; and
- will engage with the Scottish Fire and Rescue Service to understand their preferred option (hydrants or water tank).

Battery Design – The Individual Cell

8.40 Each battery includes safety features, including the individual cells. Firstly, the battery cell has a prismatic shape which has multiple measures implemented. For example, the shape allows for easier heat dissipation and avoids deformation under adverse conditions such as an external short-circuit. The cells are certified under UN38.3, GBT 36276, RoHS, Reach, 2006/66/EC, IE62620, IE62619, UL9540A and UL1973. They are also US certified (UN38.3) to a safety standard for lithium batteries to be safe for transportation and there are 8 tests for the lithium battery to pass in order to receive this certification. These tests include a thermal test, a vibration test to simulate transport, an overcharge test etc.

Battery Module

8.41 52 cells are connected in series and two of these in-series connections are connected in parallel leading to 104 cells forming each module. The modules are also certified by UN38.3, RoHS, Reach, UL9540A, UL1973 and IEC62619.

BESS Container

8.42 The plates that make up the ESS container are three-layer structures composed of double steel plate and fireproof rock wool. Furthermore, the fire resistance rating is

greater than 1h and the decoration materials used both internally and externally are all flame retardant and the fire-fighting grade of the materials is UL94-V0. Finally, the container is designed following the NFPA69, NFOA68 and NFPA70E standards. NFPA69 details explosion prevention using exhaust ventilation, NFPA68 requires deflagration management using blast panels and NFPA70E ensures safe work practices. The container has been certified also by UN38.3, UL9540A, UL1973, IEC62619, IEC63056 and IEC62477.

8.43 The fire safety system is designed to follow the NFPA855 installation standard for stationary energy storage systems. There is also general safety features integrated into the design including a fire alarm control panel, automatic alarm system, ventilation system, aerosol fire extinguishing system and water spray system. The combustible gas concentration reduction system is provided with a minimum of 2 hours of standby power according to NFPA 855-2013 section 9.6.5.6.7. The gas detection system is provided with a minimum of 24 hours of standby power and 2 hours in alarm according to NFPA 855-2013 section 9.6.5.6.7. A secondary power supply is provided for smoke and fire detection systems by NFPA 72 capable of 24 hours in standby and 2 hours in alarm according to NFPA 855-2013 section 4.8.3.

8.44 A full site risk assessment in line with current industry working practices will be created by the Independent Connection Provider covering all aspects of site work. Operational risk assessment will be completed by the Operating and Maintenance team by best practices and adopted industry standards.

8.45 In addition to the above, an outline Emergency Response Plan is also included with the Fire Safety Assessment. The plan sets out roles and responsibilities including those of the Emergency Response Coordinator and emergency services, for implementing the plan in the event of a fire. The plan also sets out procedures that will be in place to respond to an incident: analyse the incident/emergency; plan the response required; implement the planned response; and, evaluate the plan and the response for safety and effectiveness.

8.46 Fully implementable Fire Management and Emergency Response Plans should be ready prior to the delivery of battery equipment to the site, which should be secured by condition. With these plans and procedures in place, the applicant has demonstrated that the proposal's significantly adverse impact on human health, safety, and the environment in the highly unlikely event of a battery fire have been duly considered and mitigated against. As such, the proposal complies with NPF4 Policy 23 for Health and Safety. It should be noted however that both plans will be working documents that will require updating from time to time in accordance with best practice and to take account of equipment and conditions on site. The regulation of fire safety, health, and other safety and environmental matters are not, however, matters for the planning service to regulate. Consequently, the ongoing currency of these documents will be the responsibility of the operator in consultation with the relevant agencies including the Scottish Fire and Rescue Service without the involvement of the Planning Authority.

8.47 Given the fire risks associated with lithium battery facilities, the Council has consulted the Scottish Fire and Rescue Service (SFRS) who have not responded to the proposal at the time of this report's completion although we are aware that it has indicated that it will not be responding to individual planning applications. At this

present time, there is no formalised guidance available from SFRS on BESS site developments. In the absence of a national approach no regional office comment can be provided, however, general advice from England has been passed on to help inform the Planning Authority's consideration of the application. This guidance suggests that consideration be given to the prevailing winds and emergency access, containment of contaminated water run-off from potential firefighting operations, and details to demonstrate the sources of water supplies for this development in the event of fire. This information would be required to be set out within a fire safety plan which can be secured via condition. This proposal is considered to be in general accordance with the NFCC guidance. A condition is suggested to secure details of the final layout of the proposal, which will be required to reflect best practice in that regard.

Traffic and Transport

8.48 Access to the site is via Drumore Drive, an existing private access road that serves the farm. The private access road links to Swordale Road, which will be the principal route for all construction and operational vehicles from the A9, which it joins roughly 2.65km to the east. No improvements are proposed to the minor Swordale Road Street (U1992), a small rural route occasionally supporting timber traffic. Due to the low level of traffic during construction, this is acceptable, however a final inspection and return to pre-commencement status will be secured via condition.

8.49 The proposed upgrade to the existing junction does not allow HGVs to pass entering and exiting the site, nor is there a nearby passing place on the farm access. However, a relatively low volume of HGV traffic is anticipated to use the junction during the construction of the BESS while the outline Construction Traffic Management Plan (CTMP) includes control measures to ensure that a banksman at the access will control deliveries using allocated timeslots to enable one-way operation of the access track. The movements of the HGV traffic will also be conditioned so as to reduce any potential damage to roads. As such, Transport Planning is content that the control measures will be sufficient such that upgrades to the junction, which may otherwise be out of character with the rural outlook of the public road at this location, or additional passing places along the private farm access road are not required. The detail of these control measures will require to be set out within the finalised CTMP, which should be controlled by condition.

8.50 A visibility splay of 215m from a 4.5m setback can be achieved without additional intervention, and the existing wall does not compromise this visibility. A condition is suggested prior to commencement for the submission and agreement in writing of a clearly detailed and dimensioned plan and material specification for the access layout. This plan will show surfacing of the access for 6m from the edge of the public road, and surface water drainage provisions. A further condition is suggested to allow for the provision of visibility splays of 2.4 x 120m in each direction of the access to the site onto the public road, and that this should remain clear of obstruction.

8.51 During construction a peak of around 20 staff are anticipated and parking will be fully accommodated on site. The developed has control over a large laydown area within the site, and this solution is acceptable to Transport Planning. This commitment will

be included in the finalised CTMP and controlled by condition. Post construction operational parking shows three spaces, which is also considered appropriate.

Flood Risk, Drainage, and Water

8.52 The site does not lie within an area identified as at flood risk. However, as concerns were raised in terms of flooding the Council's Flood Risk Management Team was consulted. The majority of the site will remain permeable, and runoff from the impermeable areas will be collected and directed to the permeable sub-base. Calculations have been provided to demonstrate that a 1 in 200 year plus climate change storm event will be managed within the site. As such the Flood Risk Management Team are content that the proposed drainage strategy will ensure that the site is not at risk of flooding and will not increase flood risk to others. It is recommended that a condition is applied to ensure that the final drainage design is submitted for review. As such it is considered that the proposed development accords with NPF4 Policy 22 for Flood risk and water management.

Decommissioning and Reinstatement

8.53 It is understood that BESS facilities have a limited operational lifetime, generally within the region of 50 years. While there is no suggestion to limit the lifetime of this development by condition, it is appropriate as well as required under NPF4 Policy 11 e) and HwLDP Policy 67 to condition an outline Decommissioning and Reinstatement Plan (DRP) prior to the commencement of development on site. The DRP shall inform measures to safeguard and guarantee finances, prior to the commencement of development, to effectively implement the DRP in the event the operator or owner is no longer solvent, which should also be secure by condition. The strategy and financial safeguard would also require to be reviewed at regular intervals.

8.54 During the operational period the Applicant has noted they will take a circular economy approach. This includes at the end of battery life they will seek to reuse where possible or engineer the batteries to extend their on site life. Lithium Ion Phosphate is the most recyclable of all Lithium technologies to date.

Other material considerations

8.55 There was a technical issue with the Design and Access Statement the applicant had stated it was submitted with the application and it is noted on the submitted Supporting Statement. Unfortunately, it was not available publicly until 18th October 2023. A third party concern was raised in relation to the delay in publicising the document, given the length of time the document has been public it was not considered necessary to re-advertise the application.

Non-material considerations

8.56 As mentioned, the following issues raised in representations are not material to the assessment of the application:

- Impacts on property prices;
- Preference for alternative locations;

Grid connection where this would be subject to a separate application or other regulatory regime(s).

- **Matters to be secured by Legal Agreement / Upfront Payment**

8.57 None. A financial guarantee to cover all decommissioning and site restoration works will require to be in place prior to the commencement of development and is covered by condition.

9. CONCLUSION

9.1 The proposed development has the potential to play a role in addressing supply and demand peaks and troughs within the electricity transmission network by virtue of storing excess energy produced by generating stations, including from renewable sources. In that way, the proposal is considered to contribute to national climate change and carbon net-zero targets. It is a technology that has strong support within National Planning Framework 4 Policy 11 Energy. It is considered that the proposed development is acceptable and will not be significantly detrimental overall. It will be very prominent to short distance views and stark initially until the proposed planting is established. Although industrial in appearance, the proposal would be well sited and screened from the public road, residential properties and from other locations in time. As such, landscape and visual impacts are well within acceptable limits. Moreover, the proposal will result in appropriate biodiversity net gain through the planting of native trees and other enhancement. As such the development is considered acceptable.

9.2 All relevant matters have been taken into account when appraising this application in so far as they relate to material planning considerations.

9.3 It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

10. IMPLICATIONS

10.1 Resource: Not applicable

10.2 Legal: Not applicable

10.3 Community (Equality, Poverty and Rural): Not applicable

10.4 Climate Change/Carbon Clever: the proposal has potential to contribute to climate change and carbon net-zero targets, biodiversity net gains.

10.5 Risk: Not applicable

10.6 Gaelic: Not applicable

11. RECOMMENDATION

It is recommended to **GRANT** the application subject to the following conditions and reasons:

1. **Commencement of Development**

The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. **Accordance with the Provisions of the Application**

(1) Permission is hereby granted for the erection and operation of a Battery Energy Storage System (BESS) facility, with the following elements approved under this permission:

- two blocks consisting of 42 rows (grouped in sets of 3) with the batteries housed in steel casing each (row), including corresponding inverters and transformers;
- one steel substation measuring 5m x 5m with a height to ridge of 3.5m;
- 3m high weldmesh security fencing around the boundary;
- upgraded access, parking and turning area; and
- screen planting (including biodiversity enhancements) with stockproof perimeter fencing

(2) Prior to the final commissioning of the development hereby approved, all elements of the development that relate to Part (1) above, and as approved in writing by the Planning Authority under Condition 3 below, along with site drainage, site security measures, and fire safety measures including the means of containment of fire suppressant materials shall be constructed and installed in full, made available for use, and thereafter maintained for this use for the lifetime of the development.

(3) In the event of the Development not storing and supplying electricity on a commercial basis to the grid network for a continuous period of 12 months from 50% or more batteries installed and commissioned from time to time, the Company shall immediately notify the Planning Authority in writing of that situation and shall, if the Planning Authority direct in writing, decommission the development and reinstate the site to the specification and satisfaction of the Planning Authority in accordance with an approved Decommissioning, Restoration, and Aftercare Plan, which shall be based on the principles of the Decommissioning, Restoration, and Aftercare Strategy approved under Condition 5 of this permission and updated according with the relevant guidance and best practice at the time. The Planning Authority shall have due regard to the circumstances surrounding the failure to store electricity.

At the time of the development's decommissioning, the development shall be decommissioned, the site restored, and aftercare undertaken in accordance with the approved Decommissioning, Restoration, and Aftercare Plan.

Reason: In order to clarify the terms of the planning permission and ensure the development proceeds as approved. To secure the decommissioning and removal of the development in an appropriate and environmentally responsible manner along with the restoration of the site in the interests of safety, amenity, and environmental protection.

3. **Final Layout, Design, and Specifications**

(1) No development shall commence unless and until full siting and design details of the development including all proposed battery cabinets, buildings, and ancillary infrastructure hereby permitted, have been submitted to, and approved in writing by, the Planning Authority. These details shall include:

a. the make, model, design, power rating, sound power level of the batteries, the dimensions of the battery storage cabinets and ancillary infrastructure, control building, storage and office facilities to be installed, and show separation distances between battery storage units which shall comply with the prevailing fire safety legislation and best practice guidelines at the time of installation; and,

b. the external colour and/or finish of the storage containers, buildings, and ancillary infrastructure on site, which shall have a dark-neutral, non-reflective, semi-matte finish.

(2) No element of the development shall have any text, sign or logo displayed on any external surface, save those required by law under other legislation.

(3) Thereafter, the storage cabinets, buildings, and ancillary infrastructure shall be installed and operated in accordance with these approved details and, with reference to part (b) above, the storage containers, buildings, and ancillary infrastructure shall be maintained in the approved colour, free from rust, staining or discolouration until such time as the development is decommissioned.

All cables between the storage containers, buildings, and ancillary infrastructure shall be installed and kept underground.

Reason: To ensure the Planning Authority is aware of the development details and to protect the visual amenity of the area.

4. **Battery Removal**

In the event that any battery installed and commissioned fails to store electricity, transmit, and/or distribute electricity to the public network when required on a commercial basis for a continuous period of 6 months, then unless otherwise agreed in writing with the Planning Authority, such infrastructure (including battery and synchronous compressors) shall be deemed to have ceased to be required. If deemed to have ceased to be required, the battery, battery storage container and other associated ancillary equipment shall be dismantled and removed from the site, with the battery being recycled, by the applicant within the following 3 month period, and the

ground reinstated to the specification and satisfaction of the Planning Authority.

Reason: To ensure that any redundant battery is removed from the site in a timely manner in the interests of safety, amenity, and environmental protection.

5. **Decommissioning, Restoration, and Aftercare**

(1) No development shall commence unless and until a Decommissioning, Restoration, and Aftercare Strategy has been submitted to, and approved in writing by, the Planning Authority. The strategy shall outline measures for the decommissioning of the development along with the restoration and aftercare of the site, and shall include proposals for the removal of individual components of the development as well as the development as a whole as well as the treatment of ground surfaces, and, the management and timing of the works and environmental management provisions which shall include, but not be limited to, the following:

a) site waste management plan (dealing with all aspects of waste produced during the decommissioning, restoration and aftercare phases);

b) details of measures to be taken to prevent loose or deleterious material being deposited on the local road network, including wheel cleaning and lorry sheeting facilities, and measures to clean the site entrances and the adjacent local road network;

c) a pollution prevention and control method statement, including arrangements for the storage and management of oil and fuel on the site;

d) details of measures for soil storage and management;

e) a surface water and groundwater management and treatment plan, including details of the separation of clean and dirty water drains, and location of settlement lagoons for silt laden water;

f) temporary site illumination;

g) management and timing of the works; and

h) a traffic management plan to address any traffic impact issues during the decommissioning period.

Reason: To ensure the decommissioning and removal of the development, along with the site's restoration in an appropriate and environmentally responsible manner in the interests of safety, amenity, and environmental protection.

6. **Financial Guarantee**

No development shall commence until:

(1) Full details of a guarantee, bond or other financial provision to be put in place to cover all of the decommissioning and site restoration measures

outlined in the Decommissioning and Restoration Plan approved under Condition 3 of this permission have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt the bond must be able to be called upon by The Highland Council and be enforceable against the operator and landowner and/ or leaseholder; and

(2) Confirmation in writing by a suitably qualified independent professional that the amount of financial provision proposed under part (1) above is sufficient to meet the full estimated costs of all decommissioning, dismantling, removal, disposal / recycling, site restoration, remediation and incidental work, as well as associated professional costs, has been submitted to, and approved in writing by, the Planning Authority; and

(3) Documentary evidence that the guarantee, bond or other financial provision approved under parts (1) and (2) above is in place has been submitted to, and confirmation in writing that the financial provision is satisfactory has been issued by, the Planning Authority.

(4) Thereafter, the Operator, and Leaseholder and/or Landowner, shall:

a) Ensure that the guarantee, bond or other financial provision is maintained throughout the duration of this permission; and

b) Pay for the guarantee, bond or other financial provision to be subject to a review five years after the commencement of development and every five years thereafter until such time as the development is decommissioned and the site restored.

(5) Each review shall be:

a) conducted by a suitably qualified independent professional; and

b) published within three months of each five year period ending, with a copy submitted upon its publication to both the landowner(s) and the Planning Authority; and

c) approved in writing by the Planning Authority without amendment or, as the case may be, approved in writing by the Planning Authority following amendment to their reasonable satisfaction.

Where a review approved under part (c) above recommends that the amount of the guarantee, bond or other financial provision should be altered (be that an increase or decrease) or the framework governing the bond or other financial provision requires to be amended, the Operator, and Leaseholder and/or Landowner shall do so within one month of receiving that written approval, or another timescale as may be agreed in writing by the Planning Authority, and in accordance with the recommendations contained therein.

Reason: To ensure that there are sufficient funds to secure the implementation of the Decommissioning, Restoration, and Aftercare Plan at the time of the development's decommissioning.

7. **Archaeology**

No works in connection with the development hereby approved shall commence unless an archaeological Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Planning Authority and

a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be occupied brought into use unless a Post-Excavation Research Design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the Planning Authority. The PERD shall be carried out in complete accordance with the approved details.

Reason: In order to protect the archaeological and historic interest of the site.

8. **Drainage**

No development shall commence until details of the final drainage design have been submitted to, and approved in writing by, the Planning Authority, which shall include measures for the testing of a spent fire suppressant water and where necessary its containment and disposal, as well as calculations to demonstrate that all storm events up to the 1 in 200 year plus climate change storm event shall be managed from within the application site boundary. Thereafter, the development shall be constructed in accordance with the approved details, which shall be made available for use prior to the development's first occupation and maintained in perpetuity.

Reason: In order to ensure the site is adequately drained in accordance with the principles of Sustainable Urban Drainage Systems

9. **External Lighting**

No development shall commence until full details of any external lighting to be used within the site and/or along its boundaries and/or access have been submitted to, and approved in writing by, the Planning Authority. Such details shall include full details of the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any direct illumination, glare or light spillage outwith the site boundary. Thereafter only the approved details shall be implemented.

Reason: In the interests of visual amenity, to prevent permanent lighting and minimise light pollution and to ensure the development does not have an adverse impact on residents and nocturnal animals.

10. **Habitat Management Plan (HMP)**

(1) No Development shall commence unless and until a Habitat Management Plan (HMP) has been submitted to, and approved in writing by, the Planning Authority.
(2) The HMP shall provide for the maintenance, monitoring, and reporting of the habitat within the HMP area.
(3) The HMP shall include provision for regular monitoring and review to be

undertaken against the HMP objectives and measures for securing amendments or additions to the HMP in the event that the HMP objectives are not being met.

(4) Unless and until otherwise agreed in advance in writing with the Planning Authority, the approved HMP (as amended from time to time with written approval of the Planning Authority) shall be implemented within 12 months of following ground works commencing on site and shall remain in place for a minimum of 30 years.

GIS (5) Shapefiles of HMP areas shall be supplied with the HMP to the Planning Authority prior to the commencement of works.

Reason: To ensure that the development secures positive effects for biodiversity in accordance with NPF4 and to allow the Planning Authority to map areas of compensation and enhancement.

11. **Species Protection**

(1) No development or Site Enabling Works shall commence until pre-construction ecological surveys are undertaken, which shall be undertaken at the appropriate time of year and no more than 3 months prior to works commencing on site, and a report of the survey has been submitted to, and approved in writing by, the Planning Authority. The surveys shall cover the application site including an appropriate buffer from its boundary and the HMP areas with the report including mitigation measures where any impact, or potential impact, on protected species including but not limited to otter or their habitat has been identified.

(2) In the event that works are intended to be carried out within the main bird breeding season, March through August inclusive, surveys for ground nesting birds shall be undertaken no more than 24 hours prior to any works commencing on site including site clearance works.

(3) Development and work shall progress in accordance with any mitigation measures contained within the approved report of survey and the timescales contain therein.

Reason: in the interest of protecting ecology, protected species including nesting birds, and their habitats.

12. **Construction Environment Management Plan (CEMP)**

No development shall commence until a Construction Environment Management Document (CEMD) has been submitted to and approved in writing by the Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved CEMD, subject to any variations approved in writing by the Planning Authority. The CEMD shall include:

a) details of the phasing of construction works;
b) details of any temporary site construction compound including temporary structures/buildings, fencing, parking and storage provision to be used in connection with the construction of the

development;

c) details and implementation and a timetable for post construction restoration/reinstatement of the temporary working areas, and the construction compound;
d) details of the method of construction and erection of the structures and any underbuilding/platforms;
e) details of pollution control: protection of the water environment, bunding of fuel storage areas, surface water drainage, sewage disposal and discharge of foul drainage;
f) details of temporary site illumination during the construction period;
g) details of timing of works;
h) details of surface treatments and the construction of all hard surfaces and access tracks between each element of the proposed development This shall include details of the tracks in a dark, non-reflective finish with details of the chemical properties of any and all imported stone provided;
i) details of routeing of onsite cabling;
j) details of emergency procedures and pollution response plans;
k) siting and details of wheel washing facilities;
l) cleaning of site entrances, site tracks and the adjacent public highway and the sheeting of all HGVs taking spoil or construction materials to/from the site to prevent spillage or deposit of any materials on the highway;
m) details of working practices for protecting nearby residential dwellings, including general measures to control noise and vibration arising from on-site activities, to be adopted as set out in British Standard 5228 Part 1: 2009;
n) details of the location of tree protection fencing to be erected between the development site and the trees to the west;
o) a Species Protection Plan;
p) details of areas on the site designated for the storage, loading, off-loading, parking and manoeuvring of heavy duty plant, equipment and vehicles; and,
q) details of how the best practicable measures will be implemented to reduce the impact of construction noise at noise sensitive locations.

Reason: To ensure that construction works are undertaken in accordance with applicable standards in the interests of environmental protection, amenity, and safety.

13. **Construction Traffic Management Plan (CTMP)**

(1) No development shall commence on site until a finalised Construction Traffic Management Plan has been submitted to, and approved in writing by, The Council in consultation with Transport Scotland. The construction traffic management plan shall be based on the Outline CTMP and shall include:

a) Identification of the routes to site for general construction traffic and

details of the number and type of vehicle movements anticipated on these routes during the construction period;

b) Scheduling and timing of movements, avoiding local school peak travel times, and any large public event taking place in the local area which would be unduly affected or disrupted by construction vehicles using the public road network;

c) Traffic management measures on the routes to site for construction traffic including details of traffic management proposals to prevent HGVs meeting on the private access to the site or at its junction with the public road. In addition, measures such as temporary speed limits, suitable temporary signage, road markings and the use of speed activated signs and banksman/escort details should be considered. During the delivery period of construction materials any additional signing or temporary traffic control measures deemed necessary due to the size or length of any loads being delivered or removed must be undertaken by a recognised Quality Assured traffic management consultant, to be approved by the Local Roads Authority before delivery commences;

d) Includes a restriction on HGV traffic to a maximum of 4HGV movements into and out of the site per day during construction;

e) Measures to mitigate the impact of general construction traffic on the routes to site following detailed assessment of the relevant roads;

f) A detailed and dimensioned plan and specification of the junction access to be agreed prior to commencement, including provision and maintenance of visibility splays (in perpertuity);

g) A procedure for condition surveys of the site access and construction traffic routes along with the regular monitoring of road conditions and the implementation of any remedial works required during the construction period;

h) Measures to ensure that all affected public roads are kept free of mud and debris arising from the development;

i) Provisions for emergency vehicle access;

k) A timetable for implementation of the measures detailed in the CTMP; and

l) Identification of a nominated person to whom any road safety issues can be referred and measures for keeping the Community Council informed and dealing with queries and any complaints regarding construction traffic.

(2) In the event that Abnormal Indivisible Loads (AIL) are required, prior to the delivery of any AIL to the site, the CTMP shall be updated to include the proposed route for any AIL on the public road network along with any accommodation measures required, including the removal of street furniture, junction widening, and traffic management measures.

Thereafter the approved CTMP shall be implemented in full prior to development commencing and remain in place until the development is

complete.

Reason: in the interest of road safety and to mitigate any impacts of construction traffic and the delivery of abnormal loads on the public road network.

14. **Visibility Splays**

No other development shall commence until visibility splays of 4.5m x 120m (the X dimension and Y dimension respectively) in each direction formed from the centre line of the junction of the existing private access to the site with the Swordale public road.

Within the stated visibility splays, at no time shall anything obscure visibility between a driver's eye height of 1.05m positioned at the X dimension and an object height of 0.60m anywhere along the Y dimension.

Reason: in the interests of road safety and in accordance with the applicable standards.

15. **Arboricultural Consultant**

A suitably qualified arboricultural consultant must be employed at the applicants expense to ensure that the approved Tree Protection Plan and Arboricultural Method Statement are implemented to the agreed standard. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval.

No development shall commence until an arboricultural consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

Reason: To secure the successful implementation of the approved tree protection measures

16. **Forestry Consultant**

A suitably qualified forestry consultant must be employed at the applicants expense to ensure that the approved Tree Planting Plan is implemented to the agreed standard and maintained thereafter, until established to the satisfaction of the planning authority. Stages requiring supervision are to be agreed with the planning authority and certificates of compliance for each stage are to be submitted for approval. No development shall commence until a forestry consultant has been appointed and a work instruction issued enabling them to undertake the necessary supervision unhindered for the duration of the project.

For the avoidance of doubt, no development shall commence until the area outwith the proposed security fence has been planted, with the remaining area being planted prior to commissioning of the battery storage facility.

Reason: To secure the successful implementation and future maintenance of the approved Tree Planting Plan.

17. **Fire Risk Management and Emergency Response Procedures**

Prior to the first commissioning of the development hereby approved the following documents shall be submitted to, and approved in writing by, the Planning Authority in consultation with the Scottish Fire and Rescue Service:

i. a complete and fully implementable Fire Risk Management Plan; and,
ii. a complete and fully implementable Fire Emergency Response Plan.

The developer shall thereafter undertake any review and amendment to both documents as may be required from time to time, in consultation with the relevant agencies.

Reason: In order to provide the Planning Authority sight of onsite management practices and procedures as they relate to fire risk management and fire emergency response, and to ensure the ongoing currency of both plans in the interests of human health, safety, amenity, and environmental protection.

18. **Water Supply**

No development shall commence until full details of the water supply to serve the development for the suppression of fire have been submitted to, and approved in writing by, the Planning Authority. These details shall demonstrate:

a) confirmation from Scottish Water that sufficient capacity is reserved at its water treatment plant to serve the development;

Or,

b) that the development can be sufficiently served by a private water supply through an appraisal specifying the means by which a water supply shall be provided and thereafter maintained to the development. This appraisal, which shall be carried out by an appropriately qualified person(s), shall demonstrate that the sufficiency of any other supply in the vicinity of the development, or any other person utilising the same source or supply, will not be compromised by the proposed development. The development itself shall not be occupied until the supply has been installed in accordance with the approved specification.

Reason: To ensure that an adequate water supply can be provided to meet the requirements of the proposed development and, where relevant, without compromising the interests of other users of the same or nearby private water supplies.

19. **Noise**

No development shall commence until the applicant has submitted, for the approval of the Planning Authority: -

(1) Details of how the best practicable measures will be implemented to reduce the impact of construction noise at noise sensitive locations.

(2) Details of the proposed scheme for the suppression of dust during construction.
(3) A revised noise impact assessment which demonstrates that the noise standards below will be complied with.

- Noise arising from within the operational land of the site, hereby permitted, when measured and/or calculated as an LZeq, 5min, in the 100Hz one third octave frequency band must not exceed 30 dB, at Drumore Cottage;

and

- The Rating Level of noise arising from the use of plant, machinery or equipment installed or operated within the operational land of the site, hereby permitted, must not exceed 30dB LAeq15 minutes at Drumore Cottage and 45dB LAeq15 minutes at Drumore Farmhouse. The Rating Level should be calculated in accordance with BS 4142: 2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

Reason: in the interest of amenity.

Record Keeping

The Operator shall, at all times after the first commissioning of the development, record information regarding the details of power stored and generated, inclusive of dates and times of any failures, and retain the information in perpetuity. The information shall be made available to the Planning Authority within one month of any request by them.

Reason: To ensure end of life decommissioning of the site.

20. **Socio-Economic Benefit**

Prior to the Commencement of Development, a Local Employment Scheme for the construction of the development shall be submitted to and agreed in writing by the Planning Authority. The submitted Scheme shall make reference to the supporting statement 'Note on Community Wealth Building, Resilience, and Safety' (not dated, received 05 October 2024)'

The Scheme shall include the following:

a) details of how the initial staff/employment opportunities at the development will be advertised and how liaison with the Council and other local bodies will take place in relation to maximising the access of the local workforce to information about employment opportunities;

b) details of how sustainable training opportunities will be provided for those recruited to fulfil staff/employment requirements including the provision of apprenticeships or an agreed alternative;

c) a procedure setting out criteria for employment, and for matching of candidates to the vacancies;

d) measures to be taken to offer and provide college and/or work placement opportunities at the development to students within the locality;

e) details of the promotion of the Local Employment Scheme and liaison with contractors engaged in the construction of the development to ensure that they also apply the Local Employment Scheme so far as practicable having due regard to the need and availability for specialist skills and trades and the programme for constructing the development;

f) a procedure for monitoring the Local Employment Scheme and reporting the results of such monitoring to the Council; and

g) a timetable for the implementation of the Local Employment Scheme.

Thereafter, the development shall be implemented in accordance with the approved scheme.

Reason: In order to ensure compliance with NPF4 Policy 11c) and to maximise the local socio-economic benefits of the development to the wider community. To make provision for publicity and details relating to any local employment opportunities.

REASON FOR DECISION

All relevant matters have been taken into account when appraising this application. It is considered that, subject to the conditions suggested below, the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

INFORMATIVES

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.

2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (paragraph 259), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Septic Tanks and Soakaways

Where a private foul drainage solution is proposed, you will require separate consent from the Scottish Environment Protection Agency (SEPA). Planning permission does not guarantee that approval will be given by SEPA and as such you are advised to contact them direct to discuss the matter (01349 862021).

Contaminated Land

You are advised that a former sheep wash is mapped at NGR: 258360 866139, which is indicated for use by the development as a construction access road only. As such, there are unlikely to be any direct impacts to site users. However, you are advised that should any private water supply be proposed for site use in the future, then regard should be given to the location of the sheep wash in relation to the water source as the water environment may be impacted by persistent chemicals associated with the sheep wash.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: http://www.highland.gov.uk/yourenvironment/roadsandtransport

Application forms and guidance notes for access-related consents can be downloaded from:

http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2

Mud and Debris on Road

Please note that it an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Construction Hours and Noise-Generating Activities

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact env.health@highland.gov.uk for more information.

Noise – Statutory Complaints

While every effort is made to ensure that any recommended noise conditions will afford sufficient protection for residents at noise sensitive properties, you are advised that Environmental Health has additional powers to deal with noise under the Statutory Nuisance provisions of the Environmental Protection Act 1990. Compliance with a Planning noise condition does not necessarily provide a defence against action taken under this legislation. It is noted that you have identified three mitigation options, each of which could reduce levels to meet the required limit. In which case, implementation of more than one would reduce levels further still. It is recommended that in addition to meeting the required limits that implement all reasonably practicable measures in order to reduce noise levels.

Protected Species – Halting of Work

You are advised that work on site must stop immediately, and NatureScot must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from NatureScot: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-species

Protected Species - Contractors' Guidance

You must ensure that all contractors and other personnel operating within the application site are made aware of the possible presence of protected species. They must also be provided with species-specific information (incl. guidance on identifying their presence) and should be made aware of all applicable legal requirements (incl. responsibilities and penalties for non-compliance).

Protected Species - Tree Felling

Any mature trees within or adjacent to the application site which are to be felled, lopped or topped must be surveyed for bats prior to the works being carried out. If a bat roost is identified work must stop and further advice sought from SNH's area office. It is an offence to interfere with bats and/or their roosts without a license and strict penalties will be applied through the courts where a license has not been obtained.

Protected Species - Ground Nesting Birds

Construction/demolition works have the potential to disturb nesting birds or damage their nest sites, and as such, checks for ground nesting birds should be made prior to the commencement of development if this coincides with the main bird breeding season (April - July inclusive). All wild bird nests are protected from damage, destruction, interference and obstruction under the Wildlife and Countryside Act 1981 (as amended). Some birds (listed on schedule 1 of the Wildlife and Countryside Act) have heightened protection where it is also an offence to disturb these birds while they are in or around the nest. For information please see: www.snh.org.uk/publications/online/wildlife/law/birdseggs.asp

Schedule 3 Development Site Notice

Prior to the commencement of this development, the attached Site Notice must be posted in a publicly accessible part of the site and remain in place until the development is complete. This is a statutory requirement of the Town and Country Planning (Scotland) Acts and associated regulations.

Signature:

Designation: Area Planning Manager North

Author: Claire Farmer – Principal Planner / Acting Team Leader

Background Papers: Documents referred to in report and in case file.

Relevant Plans:

Plan 1 - L(PL)0003 REV P03 PROPOSED SITE LAYOUT PLAN

Plan 2 - L(PL)0004 REV P03 ELEVATIONS - EXISTING AND PROPOSED

Plan 3 - L(PL)0001 REV P01 LOCATION PLAN

Plan 4 - L(PL)0002 GENERAL PLAN - ELEVATIONS & COMPONENTS

Plan 5 - L(PL)0002 REV P01 LOCATION PLAN

Plan 6 - L(PL)0005 REV P02 TREE PLANTING PLAN

Plan 7 - TCP-BA-040523 TREE CONSTRAINTS PLAN

Plan 8 - L(PL)0005 REV P03 TREE PLANTING PLAN

Plan 9 - 21453-HYD-XX-XX-DR-TP-0301 REV P03 VISIBILITY SPLAY PLAN

Issues

Battery Strings

PCS units located within the noise enclosure

On site substation

Transformer (MV Skid)

Top of noise enclosure

Gravel/ Crushed stones

Access Road (existing farm track upgraded with crushed stone as required)

New crushed stone hardsdanding car-park.

Security Fence

Stockproof Fence

Proposed tree belt

Sheep Dip

Construction Access Road

Parking Area

Sub-station

Access Road

Drumore Farmhouse

47.5m

HV Power Lines

HV Power Lines

Private road

Swordale Road

20 0 20 40 60 80 100

Meters

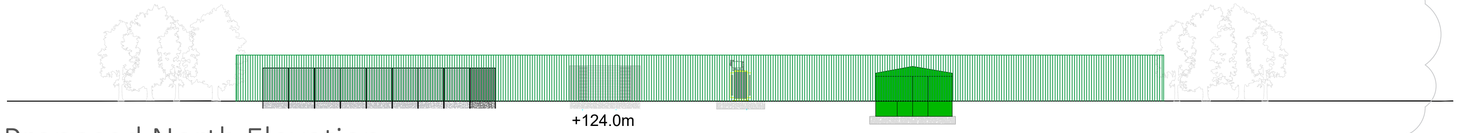
N

Revision		Date
P01	First Issue	07-06-23
P02	Existing trees added.	12-06-23
P03	Layout revised	07-07-23

Bell Ingram Design

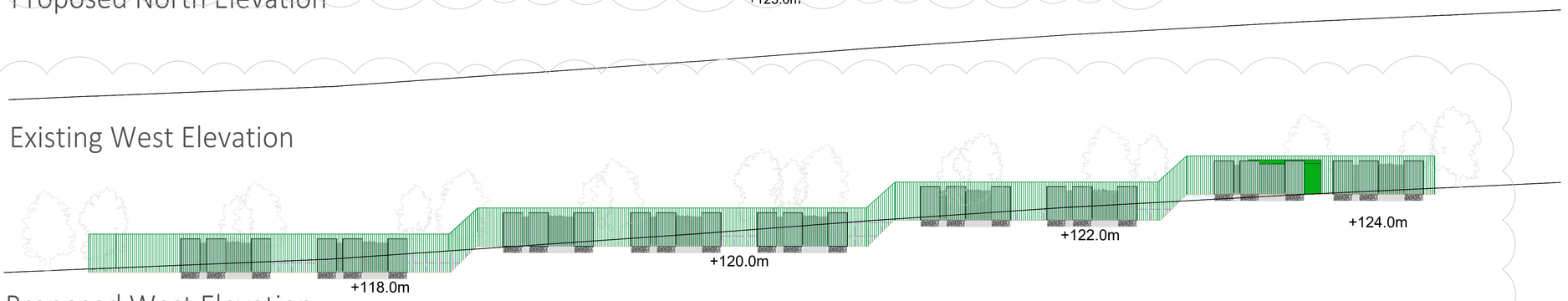
Client: Fig Power			
Project: Drumore Battery Storage			
Title: Proposed Site Plan			
Branch: Forfar		Telephone: 01307 462516	
Drawn: CB	Date: July 2023	Drg Size: A1	Checked: IBC
Job No.: GA402		Scale: 1:500	
Drg No.: L(PL)0003			Rev: P03

Existing North Elevation



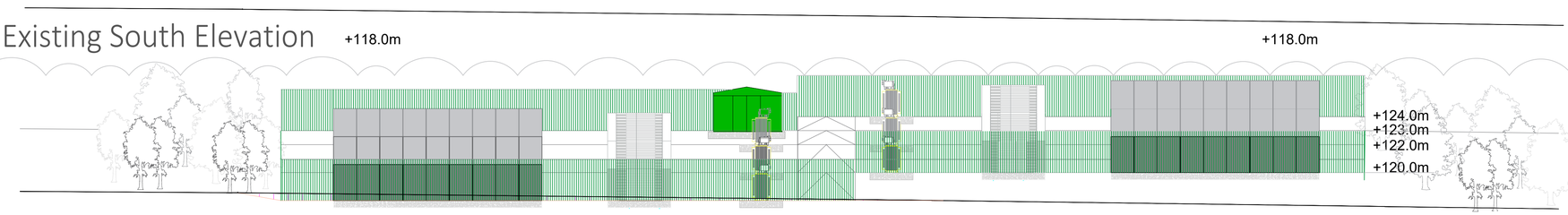
Proposed North Elevation

Existing West Elevation



Proposed West Elevation

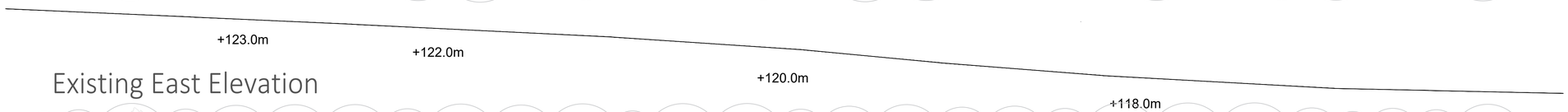
Existing South Elevation



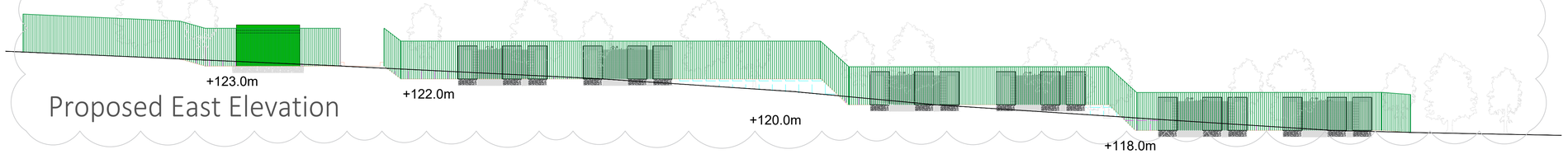
Proposed South Elevation

+118.0m

Existing East Elevation

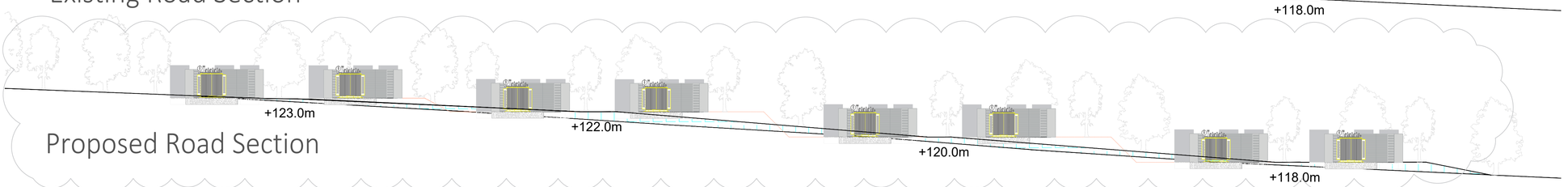


Proposed East Elevation



Existing Road Section

Proposed Road Section



0 10m 20m 30m 40m 50m

1:200

KEY

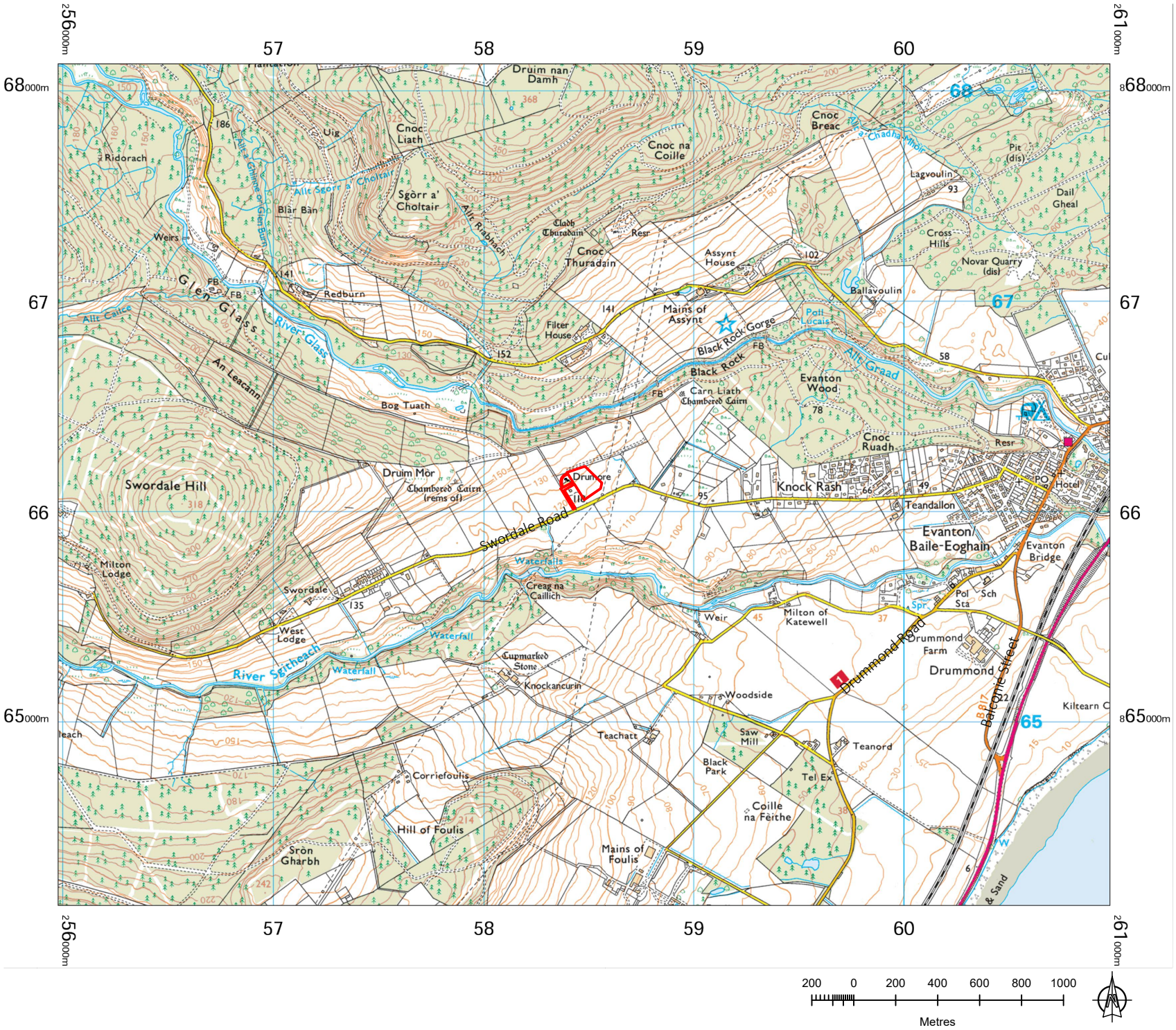
- Battery String
- PCS
- On site substation
- Transformer (MV Skid)
- Top Soil Excavation
- Site Leveling Using Excavated Material

Key Plan 1:1000

Revision		Date
P01	First Issue	07-06-23
P02	Existing Elevations added	12-06-23
P03	Sections revised	07-07-23

Bell Ingram Design

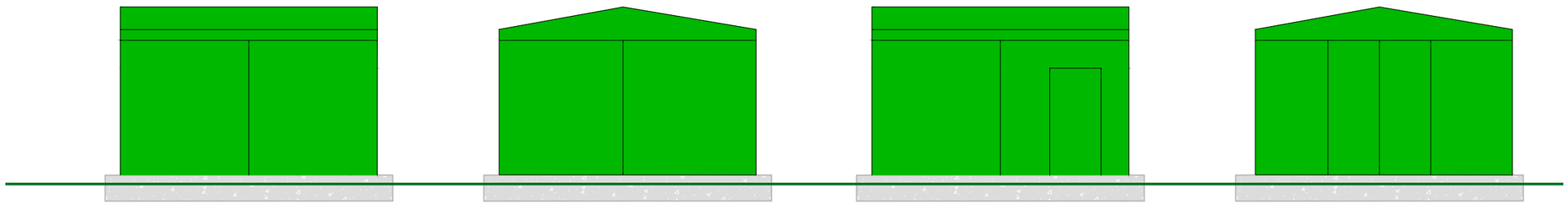
Client: Fig Power			
Project: Drumore Battery Storage			
Title: Proposed and Existing Elevations			
Branch: Forfar		Telephone: 01307 462516	
Drawn: CB	Date: July 2023	Drg Size: A1	Checked: IBC
Job No.: GA402		Scale: 1:200	
Drg No.: LIPL\0004			Rev: P03



Revision	Date
P01 First Issue	06-06-2023

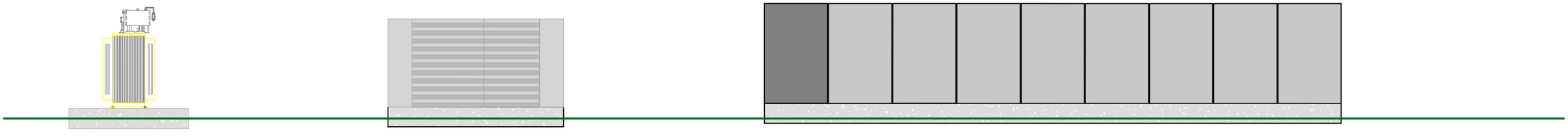
Bell Ingram Design

Client: Fig Power			
Project: Drumore Battery Storage			
Title: Rural Plan			
Branch: Forfar		Telephone: 01307 462516	
Drawn: CC	Date: June'23	Drg Size: A4	Checked: IC
Job No.: GA402		Scale: 1/2500	
Drg No.: L(PL) 0001			Rev: P01



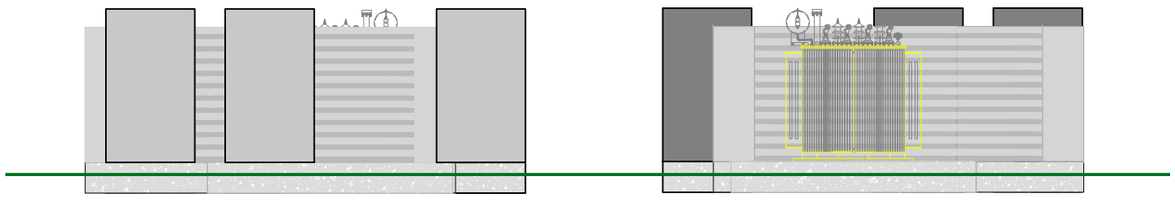
Side Elevation | Rear Elevation | Pass Door Side Elevation | Front Elevation

Sub-Station



PCS Side Elevation | Transformer Side Elevation | Batteries Side Elevation

Battery Array



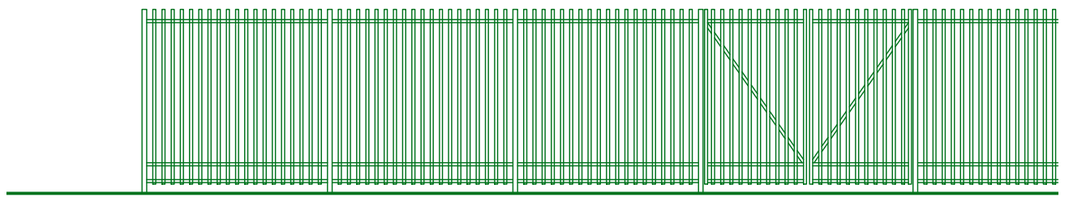
Batteries End Elevation | PCS End Elevation

Transformer Image

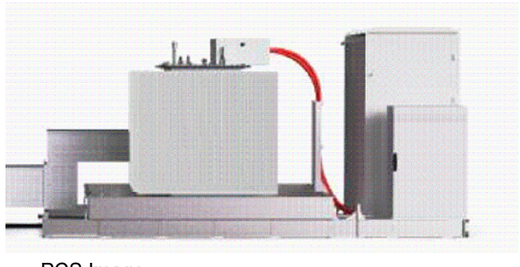
Batteries Image

Revision	Date
P01 First Issue	12-06-23

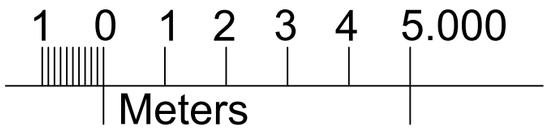
Battery Array



Security Fence



PCS Image



Bell Ingram Design

Client: Fig Power			
Project: Drumore Battery Storage			
Title: Component Drawings			
Branch: Forfar		Telephone: 01307 462516	
Drawn: IBC	Date: June'23	Drg Size: A3	Checked: IC
Job No.: GA402		Scale: 1:100	
Drg No.: L(PL)0006			Rev: P01

Issues

127.0m

Sheep Dip

Private road

118.0m

Swordale Road

20 0 20 40 60 80 100

Metres

Revision	Date
P01 First Issue	07-06-23

Bell Ingram Design

Client: Fig Power			
Project: Drumore Battery Storage			
Title: Location Plan			
Branch: Forfar		Telephone: 01307 462516	
Drawn: CC	Date: June'23	Drg Size: A3	Checked: IC
Job No.: GA402		Scale: 1/1250	
Drg No.: L(PL)0002			Rev: P01

PLANTING KEY:

- Native Oak/ Birch woodland mix (NVC W17) Sessible oak with Downy birch; Rowan, Hazel, Bird Cherry and Hawthorn tree mix
- Rowan, Hazel and Wild cherry tree mix
- Existing Trees

PLANTING SPECIFICATION

The shelter belt will be formed of a native Oak/birch woodland (NVC W17) mix which is considered by Scottish Forestry to be very suitable for the area. The mix will include Sessile oak with downy birch, rowan, Hazel and bird cherry. This mix mimics the natural woodland type as well as tying in with trees which are typical of the area around the site.

The majority of the shelterbelt will be planted with feathered standard trees (1.2-1.5m minimum) of local provenance from seed zone 202 or 203 if available. This mix will provide both visual amenity and habitat diversity. Standard trees will provide early shelter as well as giving a start to encouraging a natural ecological cycle. The trees on the roadside of the works will give better visual cover to the development as a consequence.

Trees will be planted to a native woodland standard of 1600 trees/hectare at 2.5m spacing. Oak planting will give a minimum 6m buffer to powerlines, birch, hazel, rowan and bird cherry a 3m buffer. Trees will be interspersed with both heathers and blaeberry to provide appropriate ground vegetation.

Any trees which fail with the first five years would be replanted in the following seasons to ensure the shelter belt becomes well established and would otherwise be low maintenance. Some future management of the belt may be required in the form of annual tree inspections for tree safety works but otherwise they would be encouraged into a natural cycle of regeneration.

Compensatory Planting is not required as no trees are proposed to be felled as part of the development.

Revision	Date
P01 Revised Layout	08-06-23
P02 Planning Issue	12-06-23

Bell Ingram Design

Client: Fig Power			
Project: Drumore Battery Storage			
Title: Tree Planting Plan			
Branch: Forfar		Telephone: 01307 462516	
Drawn: IBC	Date: June'23	Drg Size: A3	Checked: IC
Job No.: GA402		Scale: 1:1000	
Drg No.: L(PL)0005			Rev: P02

Tree Constraints Plan

Details tree categories and Root Protection Areas.

Tree
Showing Canopy extents, category colour, RPA circle (BS5837), tag number

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm

Category U
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Group
Showing canopy extents and category colour which will also represent RPA unless detailed separately

Treetek

Treetek, Woodland Park, Contin, Ross-shire. IV14 9EU

Tel: 07857 145226 Email: Lawrence@treetek.co.uk

Client: Brindley Associates

Project: Drumore Farm, Evanton

Drawing Title: Tree Constraints Plan

Scale: 1:250 @ A0

Date: 4th May 2023

DB: LM

Drawing Number: TCP_BA_040523

Rev:

Sheet: 1 of 1

PLANTING KEY:

- Native Oak/ Birch woodland mix (NVC W17) Sessible oak with Downy birch; Rowan, Hazel, Bird Cherry and Hawthorn tree mix
- Rowan, Hazel and Wild cherry tree mix
- Existing Trees

PLANTING SPECIFICATION

The shelter belt will be formed of a native Oak/birch woodland (NVC W17) mix which is considered by Scottish Forestry to be very suitable for the area. The mix will include Sessile oak with downy birch, rowan, Hazel and bird cherry. This mix mimics the natural woodland type as well as tying in with trees which are typical of the area around the site.

The majority of the shelterbelt will be planted with feathered standard trees (1.2-1.5m minimum) of local provenance from seed zone 202 or 203 if available. This mix will provide both visual amenity and habitat diversity. Standard trees will provide early shelter as well as giving a start to encouraging a natural ecological cycle. The trees on the roadside of the works will give better visual cover to the development as a consequence.

Trees will be planted to a native woodland standard of 1600 trees/hectare at 2.5m spacing. Oak planting will give a minimum 6m buffer to powerlines, birch, hazel, rowan and bird cherry a 3m buffer. Trees will be interspersed with both heathers and blaeberry to provide appropriate ground vegetation.

Any trees which fail with the first five years would be replanted in the following seasons to ensure the shelter belt becomes well established and would otherwise be low maintenance. Some future management of the belt may be required in the form of annual tree inspections for tree safety works but otherwise they would be encouraged into a natural cycle of regeneration.

Compensatory Planting is not required as no trees are proposed to be felled as part of the development.

Proposed planting: Native Oak/ Birch woodland mix (NVC W17) in accordance with specification.

Proposed planting: Rowan, Hazel and Wild cherry mix, in accordance with specification.

Sheep Dip
Construction Access Road
Parking Area
Sub-station
Access Road
Drumore Farmhouse
Private road
HV Power Lines
HV Power Lines
Swordale Road

20 0 20 40 60 80 100
Meters

Revision		Date
P01	Revised Layout	08-06-23
P02	Planning Issue	12-06-23
P03	Tree Planting Area Amended	16-11-23

Bell Ingram Design

Client: Fig Power			
Project: Drumore Battery Storage			
Title: Tree Planting Plan			
Branch: Forfar		Telephone: 01307 462516	
Drawn: CCS	Date: Nov'23	Drg Size: A3	Checked: IC
Job No.: GA402		Scale: 1:1000	
Drg No.: L(PL)0005			Rev: P03

2.4m x 120m VISIBILITY SPLAY

PROPOSED AMENDMENTS TO EXISTING RADII TO ACCOMMODATE CONSTRUCTION VEHICLES.

5.8m

R6.0m

R17.0m

VISIBILITY WILL NOT BE IMPACTED DUE TO THE LOW HEIGHT OF THE EXISTING WALL

2.4m x 120m VISIBILITY SPLAY

0m 10m 20m

SCALE BAR (1:500)

KEY PLAN

VEHICLE MODEL USED FOR SWEPT PATH ANALYSIS

NOTES

NOTES *(CONTINUED)*

REVISIONS *(CONTINUED)*

REVISIONS

P03	SITE LAYOUT UPDATED						
	Initials: R.OSBORNE	02/08/23	Initials: A.CHAPELTON	02/08/23	Initials: L.HUTCHESON	02/08/23	
P02	VISIBILITY SPLAYS AMENDED						
	Initials: R.OSBORNE	27/07/23	Initials: A.CHAPELTON	27/07/23	Initials: L.HUTCHESON	27/07/23	
P01	FIRST ISSUE						
	Initials: A.CHAPELTON	05/06/23	Initials: A.CHAPELTON	05/06/23	Initials: L.HUTCHESON	05/06/23	

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CLIENT
HYDROCK

PROJECT
DRUMORE FARM BATTERY STORAGE

VISIBILITY SPLAY DRAWING

HYDROCK PROJECT NO.
21453

SCALE @ A2
1:500

STATUS DESCRIPTION
FOR STAGE APPROVAL

STATUS
S4

DRAWING NO. (PROJECT CODE-ORIGINATOR-ZONE-LEVEL-TYPE-ROLE-NUMBER)
21453-HYD-XX-XX-DR-TP-0301

REVISION
P03